

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report  
Tax-Exempt Bond Project  
December 10, 2014**

**Project Number** CA-14-907

**Project Name** Icon on Rosecrans  
Site Address: 14135 Cerise Avenue  
Hawthorne, CA 90250 County: Los Angeles  
Census Tract: 6025.070

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,892,503	\$0
Recommended:	\$1,892,503	\$0

**Applicant Information**

Applicant: Hawthorne Pacific Associates, a California Limited Partnership  
Contact: Caleb Roope  
Address: 430 E. State Street, Suite 100  
Eagle, ID 83616  
Phone: 208.461.0022 Fax: 208.461.3267  
Email: calebr@tpchousing.com

General Partner(s) or Principal Owner(s): TPC Holdings V, LLC  
TELACU Homes, Inc.  
General Partner Type: Joint Venture  
Parent Company(ies): TPC Holdings V, LLC  
TELACU Homes, Inc.  
Developer: Pacific West Communities, Inc.  
Investor/Consultant: Boston Financial Investment Management  
Management Agent: Barker Management, Inc.

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 1  
Total # of Units: 127  
No. & % of Tax Credit Units: 126 100.00%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: Tax-Exempt  
HCD MHP Funding: No  
55-Year Use/Affordability: Yes  
Number of Units @ or below 50% of area median income: 13  
Number of Units @ or below 60% of area median income: 113

**Bond Information**

Issuer: California Municipal Finance Authority  
 Expected Date of Issuance: December 19, 2014  
 Credit Enhancement: N/A

**Information**

Housing Type: Large Family  
 Geographic Area: Balance of Los Angeles County  
 TCAC Project Analyst: Jack Waegell

**Unit Mix**

48 2-Bedroom Units  
 67 3-Bedroom Units  
 12 4-Bedroom Units  


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 127 Total Units

<u>Unit Type &amp; Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 2 Bedrooms	50%	50%	\$917
43 2 Bedrooms	60%	60%	\$1,101
7 3 Bedrooms	50%	50%	\$1,060
59 3 Bedrooms	60%	60%	\$1,272
1 4 Bedrooms	50%	50%	\$1,182
11 4 Bedrooms	60%	60%	\$1,419
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$46,482,284  
 Estimated Residential Project Cost: \$46,482,284

**Residential**

Construction Cost Per Square Foot: \$243  
 Per Unit Cost: \$366,002

**Construction Financing**

<u>Source</u>	<u>Amount</u>
California Bank & Trust - Series A	\$28,000,000
AHLC Hawthorne, LP - Series B	\$11,500,000
Costs Deferred During Construction	\$635,321
Seller Land Donation Value	\$2,059,147
Deferred Developer Fee	\$2,500,000
Tax Credit Equity	\$1,787,816

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
California Bank & Trust - Series A	\$13,300,000
AHLC Hawthorne, LP - Series B	\$11,500,000
Seller Land Donation Value	\$2,059,147
Deferred Developer Fee	\$700,000
Tax Credit Equity	\$18,923,137
<b>TOTAL</b>	<b>\$46,482,284</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$43,326,537
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$56,324,498
Applicable Rate:	3.36%
Total Maximum Annual Federal Credit:	\$1,892,503
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Boston Financial Investment Management
Federal Tax Credit Factor:	\$0.99990

Per Regulation Section 10322(i)(4)(A), The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

**Eligible Basis and Basis Limit**

Requested Unadjusted Eligible Basis:	\$43,326,537
Actual Eligible Basis:	\$43,326,537
Unadjusted Threshold Basis Limit:	\$39,709,508
Total Adjusted Threshold Basis Limit:	\$51,606,591

**Adjustments to Basis Limit:**

Parking Beneath Residential Units

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 10%

**Cost Analysis and Line Item Review**

Staff analysis of project costs to determine reasonableness found all fees to be within TCAC’s underwriting guidelines and TCAC limitations. Annual operating expenses meet the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 3.36% of the qualified basis. Applicants are cautioned to consider the expected federal rate when negotiating with investors. TCAC's financial evaluation at project completion will determine the final allocation.

**Special Issues/Other Significant Information:** None

**Local Reviewing Agency:**

The Local Reviewing Agency, the City of Hawthorne, has completed a site review of this project and has taken no position on this project.

**Recommendation:** Staff recommends that the Committee make a preliminary reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

**Federal Tax Credits/Annual**  
**\$1,892,503**

**State Tax Credits/Total**  
**\$0**

**Standard Conditions**

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a reservation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

**Additional Conditions:** None.